

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Comprehensive Plan Conformity #03003
Lewis Avenue Surplus Property

DATE: April 7, 2003

SCHEDULED PLANNING COMMISSION MEETING:

April 16, 2003

PROPOSAL: The Parks Department requests a review to find that the declaration of surplus for property at the intersection of Superior and Lewis Avenue is in conformance with the Comprehensive Plan.

CONCLUSION: The request conforms with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	In conformance with the Comprehensive Plan. Surplus of property should be subject to: landscaping and screening of the final site plan; retention of easements; retention of 10 feet of land along the north for right-of-way; and relinquishment of access to Superior Street.
-------------------------------	---

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-4 and 14 of Block 1, North Park Subdivision, located in the northeast quarter of Section 11 T10N R6E, Lincoln, Lancaster County.

AREA: 1.2 acres, more or less.

LOCATION: Southwest corner of Superior Street and Lewis Avenue.

PURPOSE: The Planning Commission is required to review the declaration of surplus property for conformity with the Comprehensive Plan.

EXISTING ZONING: R-2, Residential

EXISTING LAND USE: Undeveloped open space.

SURROUNDING LAND USE AND ZONING:

North:	Residential and Church	R-1 Residential
South:	Residential	R-2 Residential
East:	Goodrich Middle School	P Public
West:	Residential and one vacant lot	R-2 Residential

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Lincoln/Lancaster County Comprehensive Plan designates this area as Urban Residential.

The Comprehensive Plan states:

“Two acres of neighborhood parkland per 1,000 residents. Service Area: Approximately ½ mile radius in the urban area; neighborhood parks are anticipated to generally be located within the center of each mile section.” (Page F 136).

“Encourage cooperative planning and site development between the City and public and private educational institutions.” (Page F 145)

“Support the necessary expansion of educational facilities while remaining sensitive to the surrounding neighborhoods.” (Page F 146)

HISTORY:

December 18, 1969	City accepts deed for five lots with restriction that it be held for 12 years for purposes of building a branch library. After 12 year restriction land may be sold or used for any other purpose, but not for “manufacturing, mercantile, or retail service business.”
December 21, 1981	City Council extends original 12 year time period for another five years until December 1986. (Resolution A-67893)
In 1986	City Council extended time period another 5 years.
In 1990	Lincoln Public Schools uses the property on occasion for instructional purposes and agrees to mow and maintain the property. This arrangement lasted until the late 1990's.
January 13, 1992	City Council extended time period to December 1996 (Resolution A-74601)
December 18, 1996	As of this date, the original restriction and subsequent extensions that the land should be held for a library have expired. The City chose to proceed with the planning and construction of the Eiseley Library at 1530 Superior Street.
May 1998	Property is routed to other city departments to determine if any other agency has an interest in owning the property – none state an interest.
February 22, 1999	Lincoln Public Schools (LPS) reiterates its previous interest in purchasing the property.
February 27, 2003	Public meeting hosted by LPS to discuss potential acquisition by LPS of the property.

ANALYSIS:

1. The Parks and Recreation Department notes “that Belmont Park, adjoining Belmont Elementary School, is approximately 15.1 acres in size and is centrally located within the neighborhood south of 14th and Superior.”
2. The Comprehensive Plan indicates that there should be two acres of parkland per 1,000 residents. The Parks and Recreation Department indicates that this results in one neighborhood park (8-12 acres in size) per square mile of residential development.
3. The Parks and Recreation Department indicates that there is sufficient park areas in the vicinity to justify the release of this property. Nearby park space includes Keech Park, adjoining the new Eiseley Library at 14th and Superior Street.
4. This request is being forwarded by the Parks and Recreation Department, though this site was never developed as a neighborhood park. As the history of the site notes, this property has been vacant for the past 30 years while it was considered for a future library. The City determined the site was too small for a library and instead built the new library to the northeast of 14th and Superior.
5. Lincoln Public Schools has used and maintained this property in the past. Goodrich Middle School is overcrowded and LPS would like to use part of the site for staff parking. The part of the surplus property on the northwest corner of Lewis Avenue and Grandview Blvd. would remain as open space, but owned by LPS. (see proposed site plan)
6. Engineering Services has reviewed the proposed surplus property declaration for Lots 1-4 and 14 of Block 1, North Park Subdivision and has the following comments:
 - There is currently an existing public 24" storm sewer that runs along the west property line of Lots 1-4. Public Works would need to maintain a 30' storm sewer easement centered on the existing storm sewer pipe.
 - Public works requests that the City retain 60' of right-of-way from the centerline of Superior Street along Lots 1 & 14.
 - Direct access to Superior Street from Lots 1 & 14 needs to be relinquished.

7. LPS has agreed to provide screening and landscaping for the future parking lot. The current plan shows a 6 foot high privacy fence along the western property along with some landscaping. LPS agreed to increase the design height of the landscaping along the west property line in order to provide more screening. Additional, landscaping is shown to the southwest. It is our understanding, that this property owner to the southwest did not want a privacy fence constructed.

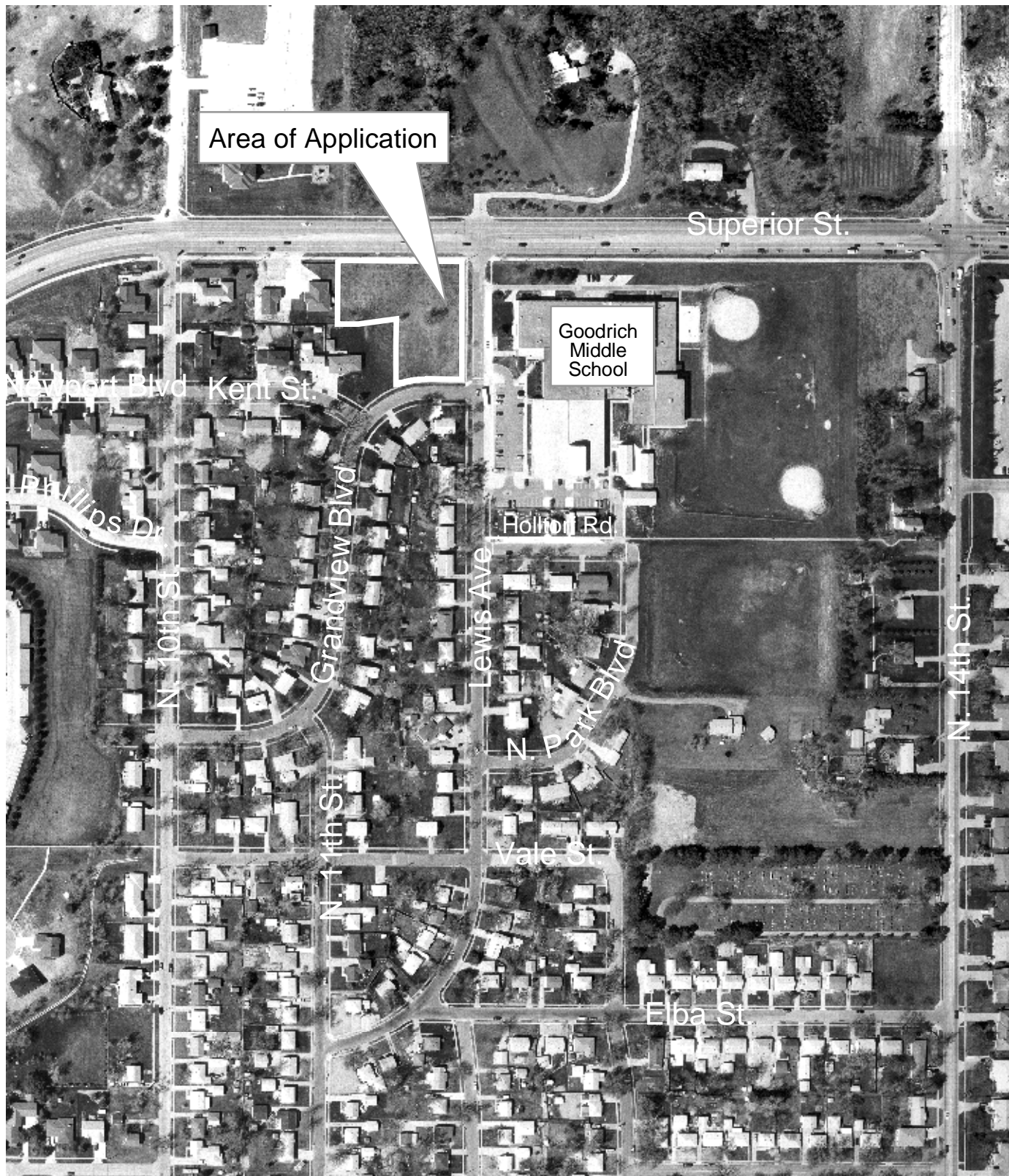
Prepared by:

Stephen Henrichsen, AICP
Principal Planner

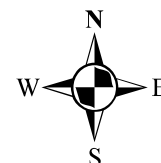
APPLICANT: Lynn Johnson
Parks and Recreation Director
2740 A Street
441-7847

OWNER: City of Lincoln

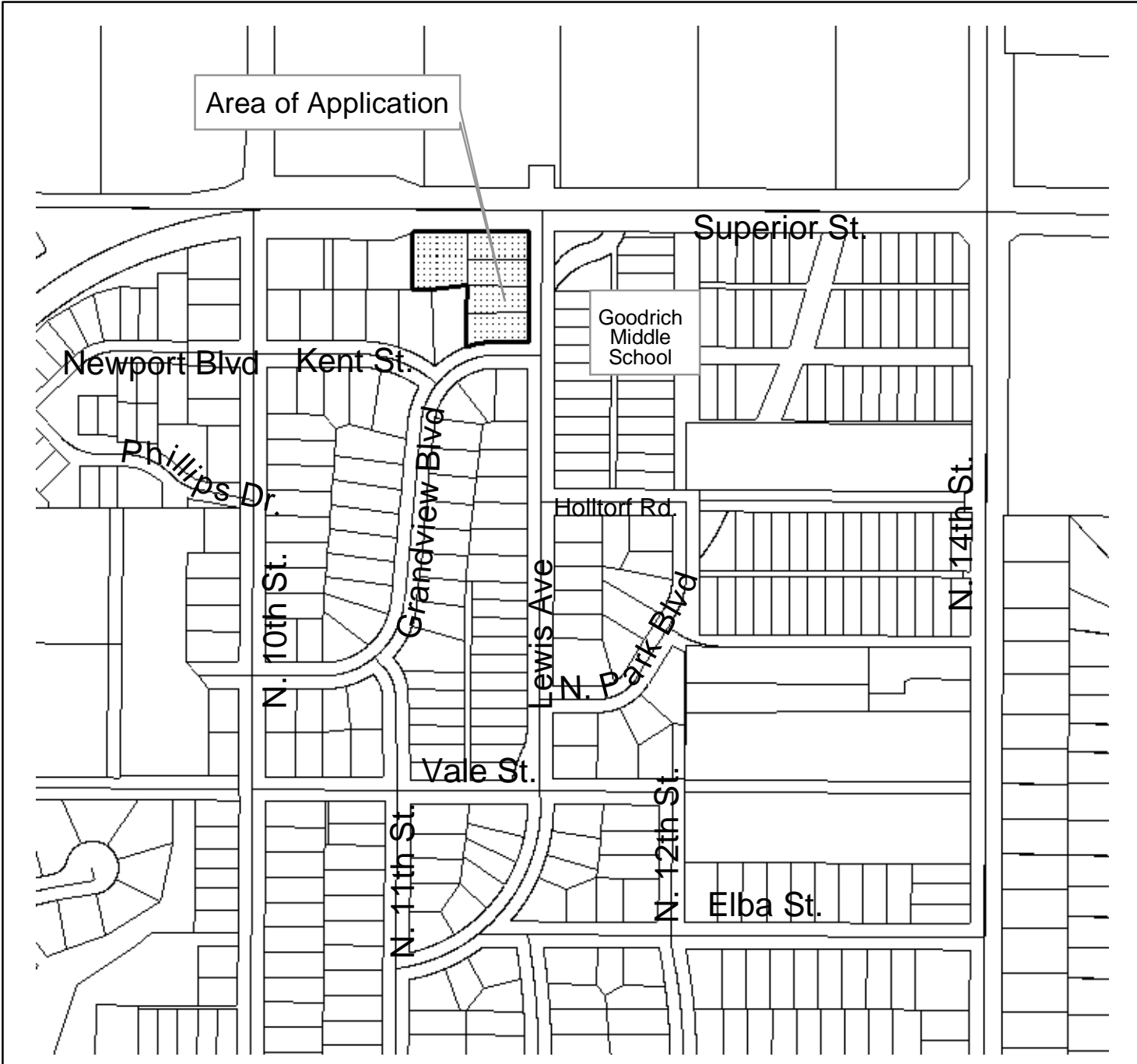
CONTACT: Lynn Johnson



Comp. Plan Conformance #03003 **Lewis Ave. & Superior St.**



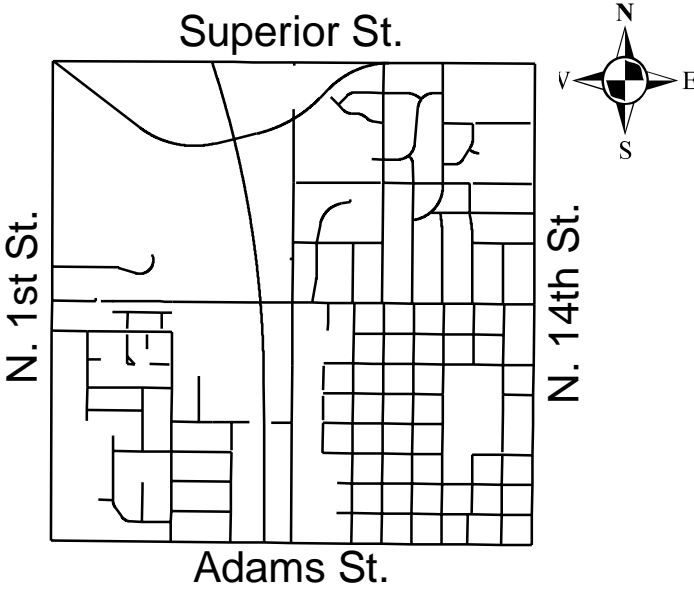
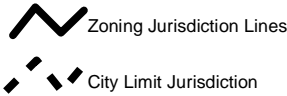
Lincoln City - Lancaster County Planning Dept.
 1999 aerial

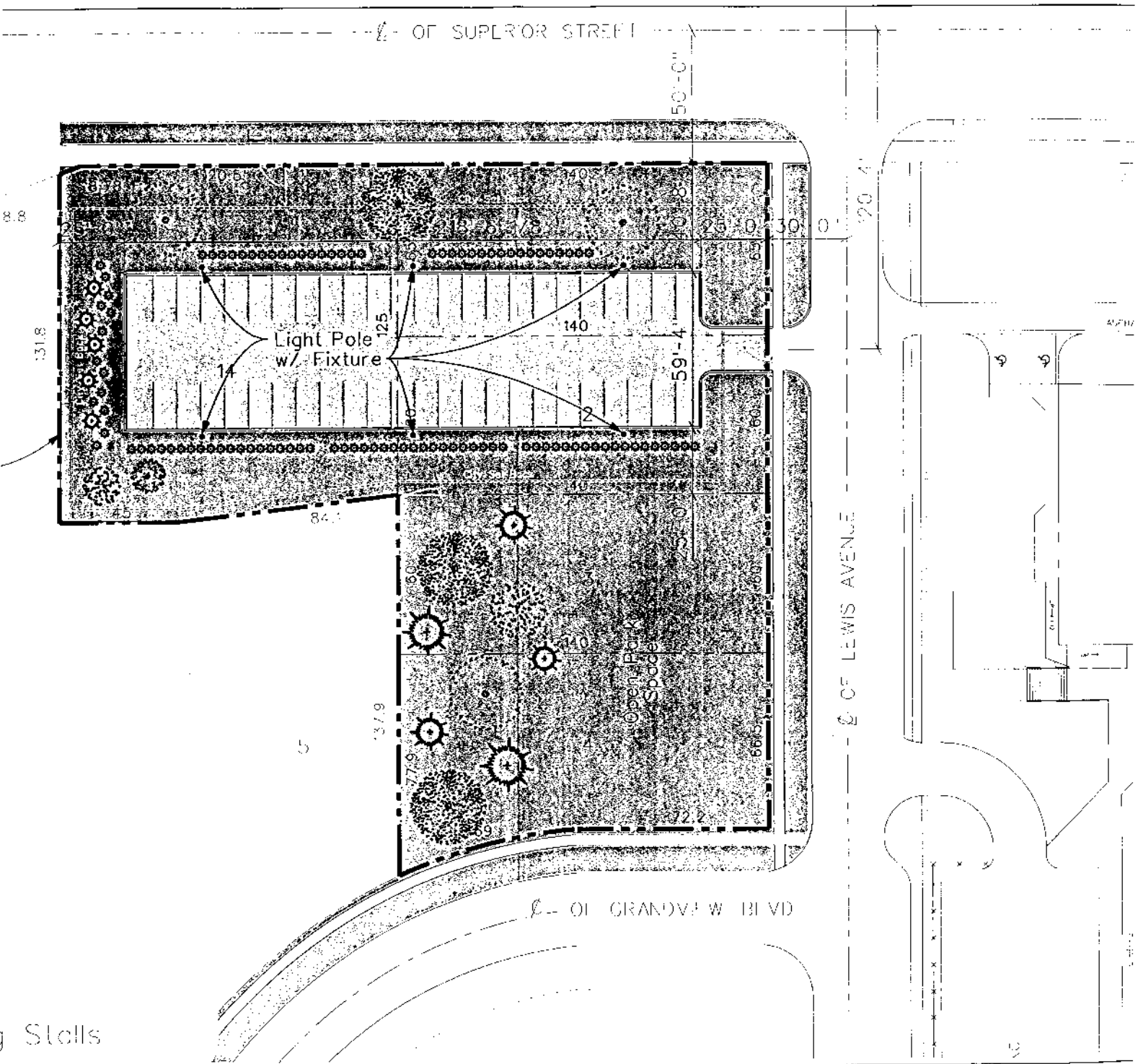


Comp. Plan Conformance #03003 **Lewis Ave. & Superior St.**

- Zoning:**
- R-1 to R-6 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 11 T10N R6E





15:28 AM

COMPREHENSIVE PLAN CONFORMANCE #03003
 PROPOSED SITE PLAN
 APRIL 3, 2003

Memorandum

March 3, 2003

TO: Marvin Krout, Planning Director

FR: Lynn Johnson, Parks and Recreation Director



RE: Declaration of Surplus Property at Lewis Avenue and Superior Street

The purpose of this memo is to request consideration of a proposal to declare an area located at the southwest corner of Lewis Avenue and Superior Street. This area is located immediately west of Goodrich Middle School, and is described as follows:

Lots 1, 2, 3, 4 and 14 of Block 1, North Park Subdivision (approximately 1.2 acres).

Background

The subject property was donated to Lincoln City Libraries in 1969 with the provision that it would be held for development of a library for a period of twelve years. After this period the land reverted to the City of Lincoln, with the allowance that it could be retained for public use by the City or sold to another party. The deed prohibited development of a commercial or manufacturing use on the property for a period of 20 years beyond the time when ownership of the subject site reverted to the City. This provision expired in 2001. Thus, the property is currently owned by the City of Lincoln, and has no deed restrictions on use of the property. It should be noted that Eiseley Library and Keech Park were recently constructed at 14th and Superior Streets approximately one-quarter mile east of the subject site.

Lincoln Public Schools (LPS) has expressed a desire to acquire the property for use in conjunction with the Goodrich Middle School site. LPS plans to develop off-street parking on the subject property for use by faculty, staff and visitors. In addition, a portion of the site will be landscaped to serve as open space and an informal recreation area within the neighborhood. LPS staff conducted a public meeting on February 27 to discuss the proposal with neighbors and parents of students attending Goodrich Middle School. The proposal was received favorably.

Consistency with the Comprehensive Plan

The recently adopted *City of Lincoln/Lancaster County Comprehensive Plan* establishes a standard of 2 acres of neighborhood parkland per 1,000 residents. This results in a neighborhood park of approximately eight to twelve acres per square mile of residential development. The area in the vicinity of the subject site is adequately served by two park areas:

- Belmont Park, adjoining Belmont Elementary School, is approximately 15.1 acres in size and is centrally located within the neighborhood south of 14th and Superior Streets. Belmont Park includes community and neighborhood park features including a swimming pool, playground, play fields, open lawn area, and park shelter.

- Keech Park, adjoining Eiseley Library, is approximately 9.3 acres in size and is located at the northeast corner of 14th and Superior Streets. Keech Park includes neighborhood park features including a playground, play fields, open lawn area, walking paths and park shelter. A play court will be constructed in Keech Park later this year.

As indicated above, a new quadrant library (Eiseley Library) was recently constructed in conjunction with Keech Park at 14th and Superior Streets. Fire Station #14, located at 5435 NW 1st Street, is approximately one mile from the subject site and serves the Belmont and Highlands areas. Other City Departments have reviewed the proposal and have indicated that there is not a need to retain ownership of the subject site. Thus City staff are recommending that continued public use of the site in conjunction with Goodrich Middle School is the best alternative for the foreseeable future.

Please contact me with questions. Thanks for your assistance.

interoffice
MEMORANDUM

RECEIVED

MAR 13 2003

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Michelle Backemeyer

to: Steve Henrichsen, Planning Department
from: Michelle Backemeyer, Housing Rehab and Real Estate Division
subject: Declaration of Surplus Property - Lots 1-4 and Lot 14, Block 1, North Park Subdivision
date: March 13, 2003

Please place on the next Planning Commission agenda a request from Lincoln Public Schools to declare surplus the five lots in North Park Subdivision near Superior Street and Lewis Avenue. They are interested in purchasing the lots for additional parking for Goodrich Jr. High School.

The original request to surplus these lots occurred in May of 1998, and at that time we requested responses from other City Departments and public agencies in accordance with the surplus property disposition procedures. The copies of the returned responses we received are attached, along with a copy of the plat of the area. If you have any questions, please feel free to call me at 441-8617.

Attachment

M e m o r a n d u m

[REDACTED]

To: Becky Horner, Planning Department
From: Chad Blahak, Public Works and Utilities
Subject: CPC 03003 - Surplus property in near Superior St. and Lewis Ave.
Date: 4/02/03
cc: Randy Hoskins, Dennis Bartels, Nicole Fleck-Tooze, Virendra Singh

Engineering Services has reviewed the proposed surplus property declaration for Lots 1-4 and 14 of Block 1, North Park Subdivision and has the following comments:

- There is currently an existing public 24" storm sewer that runs along the west property line of Lots 1-4. Public Works would need to maintain a 30' storm sewer easement centered on the existing storm sewer pipe.
- Public works requests that the City retain 60' of right-of-way from the centerline of Superior Street along Lots 1 & 14.
- Direct access to Superior Street from Lots 1 & 14 needs to be relinquished.

C:\WINDOWS\temp\t.notesUSR.city.NCSSH\cpc03003-2.wpd